

CITY OF ALBUQUERQUE



November 17, 2017

Stephen Dunbar, R.A.
Modulus Architects
100 Sun Ave. NE
Albuquerque, NM 87109

**Re: Peter Piper Pizza, 1000 Juan Tabo Blvd.
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 3-22-17 (J22D012D)
Certification dated 11-14-17**

Dear Mr. Dunbar,

Based upon the information provided in your submittal received 11-16-17, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

MA/MR via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Peter Piper pizza Building Permit #: _____ City Drainage #: 522012D
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: _____
City Address: 1000 Juan Tabo Blvd

Engineering Firm: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Architect: Modulus Architects Contact: Stephen Dunbar
Address: 100 sun ave. N.E
Phone#: 505-338-1499 x1001 Fax#: _____ E-mail: sdunbar@modulusarchitects.com

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☒ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 11/14/17 By: Stephen dunbar

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY

☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING

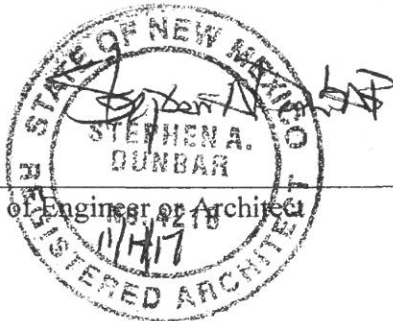
☐ OTHER (SPECIFY) _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

TRAFFIC CERTIFICATION

I, Stephen Dunbar , NMRA 4218 , of the FIRM MODULUS ARCHITECTS INC. Hereby certify that this project is in substantial design compliance with and in accordance with the design intent of the APPROVED PLAN DATED 2/1/16(TCL). The record information edited onto the original design document has been obtained by Stephen Dunbar of the firm MODULUS ARCHITECTS INC. I further certify that I have personally visited the site on 11/14/17 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for FINAL CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



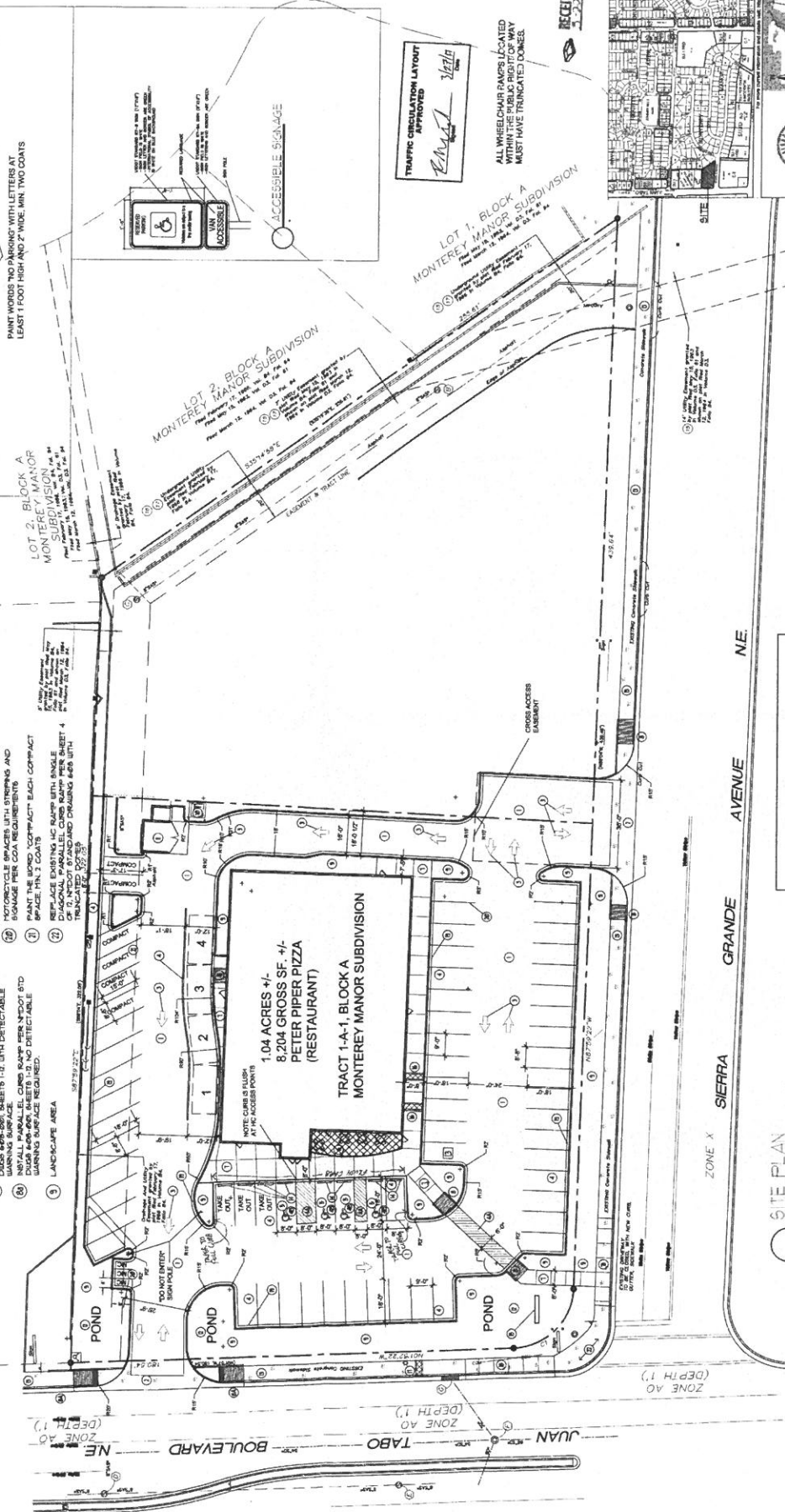
ARCHITECT'S STAMP

Signature of Engineer or Architect

Date

1. NEW ASPHALT DRIVEWAY AND PARKING LOT
2. TYPED CONC DRIVEPAD PER MUNICIPAL STANDARDS
3. PAINTED DIRECTIONAL ARROWS
4. NEW 2" POLYMER SAND (WHITE) FOR ALL PARKING SPACES 1" COATS
5. INSTALL 4" WIDE PAINTED STRIPES AT 40 DEGREE ANGLE PARKING SPACES SPACED AT 1'-6" (WHITE) AND 1'-0" (BLACK) PER DETAIL 5TH AREA
6. INSTALL PAINTED WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARD, 1" COATS
7. HC PARKING 8'x11' PER ADA REQUIREMENTS
8. INTERIOR PARKING INTERIORLY COLORED RECOED CONCRETE
9. SCURED INTERIORLY COLORED CONC
10. INSTALL PARALLEL CURB RAMP PER INDOT STD WITH DETECTABLE WARNING SURFACE
11. INSTALL PARALLEL CURB RAMP PER INDOT STD WITH DETECTABLE WARNING SURFACE REQUIRED
12. LANDSCAPE AREA

13. CONC PAD FOR TRANSFER
14. CURBSTONE ENCLOSURE (SEE DETAIL 7/ASU)
15. DRAINAGE POND AREALANDSCAPE AREA
16. EXISTING CONC SIDEWALK
17. PRECAST CONC WHEEL STOP
18. SIGN SUBJECT TO GOVT APPROVALS
19. INSTALL 24" WIDE SIDEWALK CURBENT PER COA STD DUG 23" DEEP OPENING FOR DOWNPOUT AND PLUMBING DRAIN PER DETAIL 5TH AREA
20. INSTALL 24" WIDE SIDEWALK CURBENT PER COA STD DUG 23" DEEP
21. INSTALL CONCRETE SIDEWALK PER COA STD DUG 24" DEEP
22. MOTORCYCLE SPACES WITH STRIPS AND PAINT PER COA REQUIREMENTS
23. PAINT PER COA REQUIREMENTS
24. REPLACE EXISTING CONC RAMP WITH SINGLE DIAGONAL PARALLEL CURB RAMP PER SHEET 4
25. TRUNCATED CURB AND DRAINAGE 600 WITH TRUNCATED CURB



291 SEATS/4= 72.25-7.3 transit
reduction=65 parks REQ'D
85 parks PROVIDED
INCL. 4 HC PLUS 3 MC



SITE PLAN

BOULEVARD
TABO
JUAN
NE

SIERRA GRANDE AVENUE NE.

AGIS
Map created through AGIS®
ZONE MAP J-72

PETER PIPER PIZZA
1000 JUAN TABO BOULEVARD
ALBUQUERQUE, NEW MEXICO
JCN 87109
JCN 87109
JCN 87109

TCL SITE PLAN
JCN 87109
JCN 87109
JCN 87109



MODULUS ARCHITECTS
100 SUN AVENUE NE SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

REV	DATE	BY	REASON